

STONE MOUNTAIN MEMORIAL ASSOCIATION
DEVELOPMENT AND FINANCE COMMITTEES MEETING
June 18, 2007

A joint meeting of the Development and Finance Committees of the Stone Mountain Memorial Association was held at 11:00 a.m. on Monday, June 18, 2007, at the Evergreen Conference Center at Stone Mountain Park.

FINANCE COMMITTEE MEMBERS PRESENT

Bill Chappell, Chairman
Brent Brown
Greer Johnson
Mike Pentecost

DEVELOPMENT COMMITTEE MEMBERS PRESENT

Mark Baxter, Chairman (by telephone)
Noel Holcomb
Ray S. Smith III
Joan Thomas

ABSENT

Tom Gilliland, Chairman SMMA

OTHERS PRESENT

Curtis Branscome, C.E.O.
Bob Cowhig, Director of Planning and Construction
Gail Durham, Director of Finance and Secretary
Gerald Rakestraw, HFEC
Alison Spencer, Assistant Attorney General
Teri Fields, Assistant Attorney General
Other SMMA and HFEC personnel
Quentin Townsend, The Atlanta Vision
Lee Baker, Gwinnett Sports Council

Call to Order

The meeting was called to order by the Finance Committee Chairman Bill Chappell. Mr. Branscome introduced Teri Fields, Assistant Attorney General. Ms. Fields will be assisting SMMA with legal matters and Alison Spencer will assume other duties for the Office of the Attorney General.

Proposed Amendment to Capital Budget

Mr. Branscome explained that the current capital budget was approved with an estimated \$1 million assigned for the Triangle Picnic Area Parking Lot and Beautification Project. At that time there were no design plans and no cost estimate. We now have a design and the engineers have costed this project at \$2.5 million. The area will be maintained by the lessee.

This project is in the leased area, but there is no reason for the lessee to improve or beautify this area because they currently utilize it for parking. The Association has decided to beautify the area and utilize the paver system because we do not want to construct storm water detention facilities. You must insure that the rate of runoff after you finish a project is no faster than it was in the current state. The paver approach provides for 100% retention of the water and no additional drainage systems are required. The pavers are also more attractive. Mr. Pentecost inquired about the maintenance of the pavers. Mr. Cowhig stated that the pavers are laid on about two feet of gravel materials. These are laid in sections as opposed to individual pavers and are promised to be stable. Mr. Cowhig will ask the manufacturer to recommend an installer that will warranty the project.

Ms. Thomas asked if this will prevent people from parking on the grass and in the tree areas. Mr. Branscome said the parking area will have a boundary and that picnic tables will be scattered so that the grassy areas can be enjoyed. The project includes a healthy tree and shrub budget. Because the project is in the leased area, HFEC will decide on the contractor through a bidding process and SMMA will supervise the project. This is how we managed the sewer line replacement project that eliminated the line under the lake and re-routed service through the Campground. Involving our private partner eliminates debates over decisions made about the project.

Discussion of Tennis Stadium

Mr. Branscome stated SMMA has completed discussions with DeKalb County administration regarding an acceptable agreement. The agreement has not been presented before the DeKalb County Commissioners. There is a constitutional provision that states one county cannot operate a facility or provide a service in another county physically without the consent of that county. A Gwinnett County District Commissioner is not in favor of the agreement and this impacts approval from Gwinnett. Mr. Branscome sought guidance from the committees on the future of the tennis facility. The preferred option to date has been for DeKalb County to assume operation and full responsibility for maintenance of the facility. Next, there is a good possibility that if the stadium were demolished, Gwinnett County would be willing to operate the fifteen courts and pro shop.

Mr. Branscome's recommendation has been consistent over the last few years. He has advocated demolishing the stadium and planting trees. However, after receiving information from engineers, he has changed his mind. The demolition is estimated at \$2 million. The breakdown on the estimate is \$750,000 for demolition and \$33 per ton or \$1.3 million to dispose of all the concrete and steel in a dry landfill. The land is about 23 acres and current value is about \$100,000 per acre or \$2.3 million for the parcel. Based on these prices, this does not make economic sense and the best course of action may be to lock up the property and let it sit if SMMA cannot negotiate an equitable deal. The on-going operating costs are negligible, but the stadium will continue to deteriorate. Another option would be to put the property on the open market for a long-term land lease with a developer.

Mr. Branscome stated that he had received regulations last week regarding creating a dry landfill. Commissioner Holcomb stated that it would be difficult for the Association to create a landfill based on the location of the facility.

DeKalb County would like to have a dry run at the facility for the Blues and Jazz Festival in July. Mr. Branscome has agreed to let them use the facility "as is, where is".

Mr. Baxter inquired about Gwinnett County and any interest they may have regarding the facility. Mr. Branscome stated that he has talked with the administrative staff at Gwinnett and they will take direction from the Board of Commissioners. However, Gwinnett is only interested in the facility if the stadium is not included. The stadium presents a liability issue and they do not need that type of facility.

Mr. Baxter inquired if there was any land that could be separated from the facility. Mr. Branscome stated that there is enough space between courts to double the size to thirty courts.

Georgia Perimeter College has expressed interest in the facility for their tennis program. But, there is an issue of whether they can afford to operate and maintain the facility.

The committees concluded with further discussion regarding demolition. Mr. Baxter suggested that perhaps Gwinnett County might be willing to participate with landfill availability to dispose of the debris. Mr. Branscome said he would wait to see how the DeKalb County agreement works out with Gwinnett County. If that fails, then he will talk with Gwinnett about their interest in operating the tennis courts, but that SMMA will not demolish the stadium without their participation in that effort, and if that option does not work out, he will present the committees with a demolition proposal to return the property to trees. The committees agreed with this plan.

Meeting adjourned at 12:00 p.m.

Notes taken by
Gail Durham, Secretary